



County of Fairfax, Virginia

February 6, 2013

STAFF REPORT

SPECIAL PERMIT APPLICATION NO. SP 2012-MV-083

MOUNT VERNON DISTRICT

APPLICANT/OWNER: Board of Supervisors of Fairfax County, Virginia

STREET ADDRESS: 8101 Cinder Bed Road, Lorton 22079

SUBDIVISION: Allen Industrial Park

TAX MAP REFERENCE: 99-2 ((15)) 2

LOT SIZE: 6.25 Acres

ZONING DISTRICT: I-4

ZONING ORDINANCE PROVISION: 8-922

SPECIAL PERMIT PROPOSAL: To permit reduction of certain yard requirements to permit construction of an addition 23.0 feet from a front lot line.

STAFF RECOMMENDATION: Staff recommends approval of SP 2012-MV-083 for a building addition with adoption of the proposed development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Prepared by Susan Langdon

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290 FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals. A copy of the BZA's Resolution setting forth this decision will be mailed within five (5) days after the decision becomes final.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

For additional information, call Zoning Evaluation Division, Department of Planning and Zoning at 703-324-1280, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035. **Board of Zoning Appeals' meetings are held in the Board Room, Ground Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia 22035-5505.**

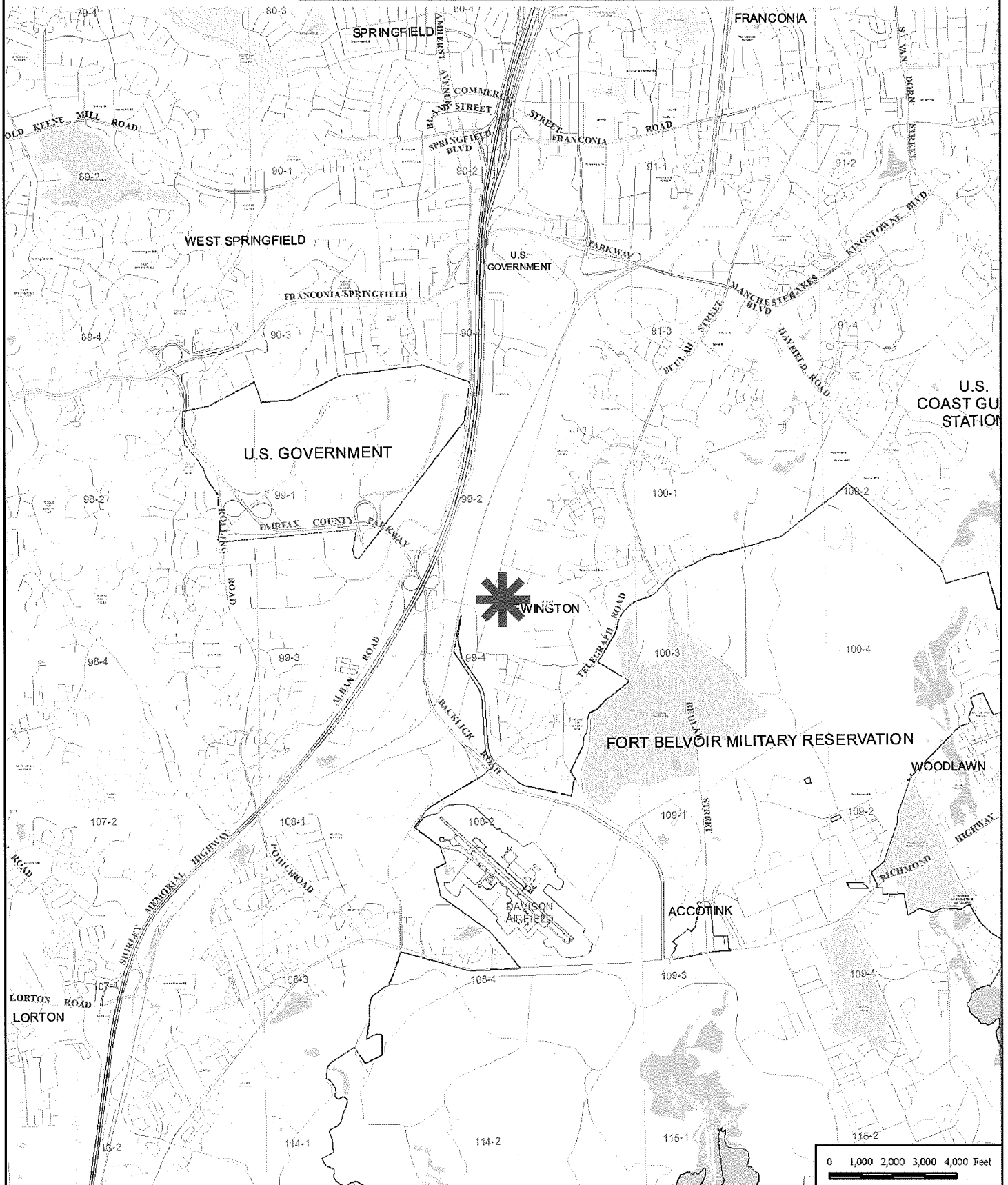


Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Permit

SP 2012-MV-083

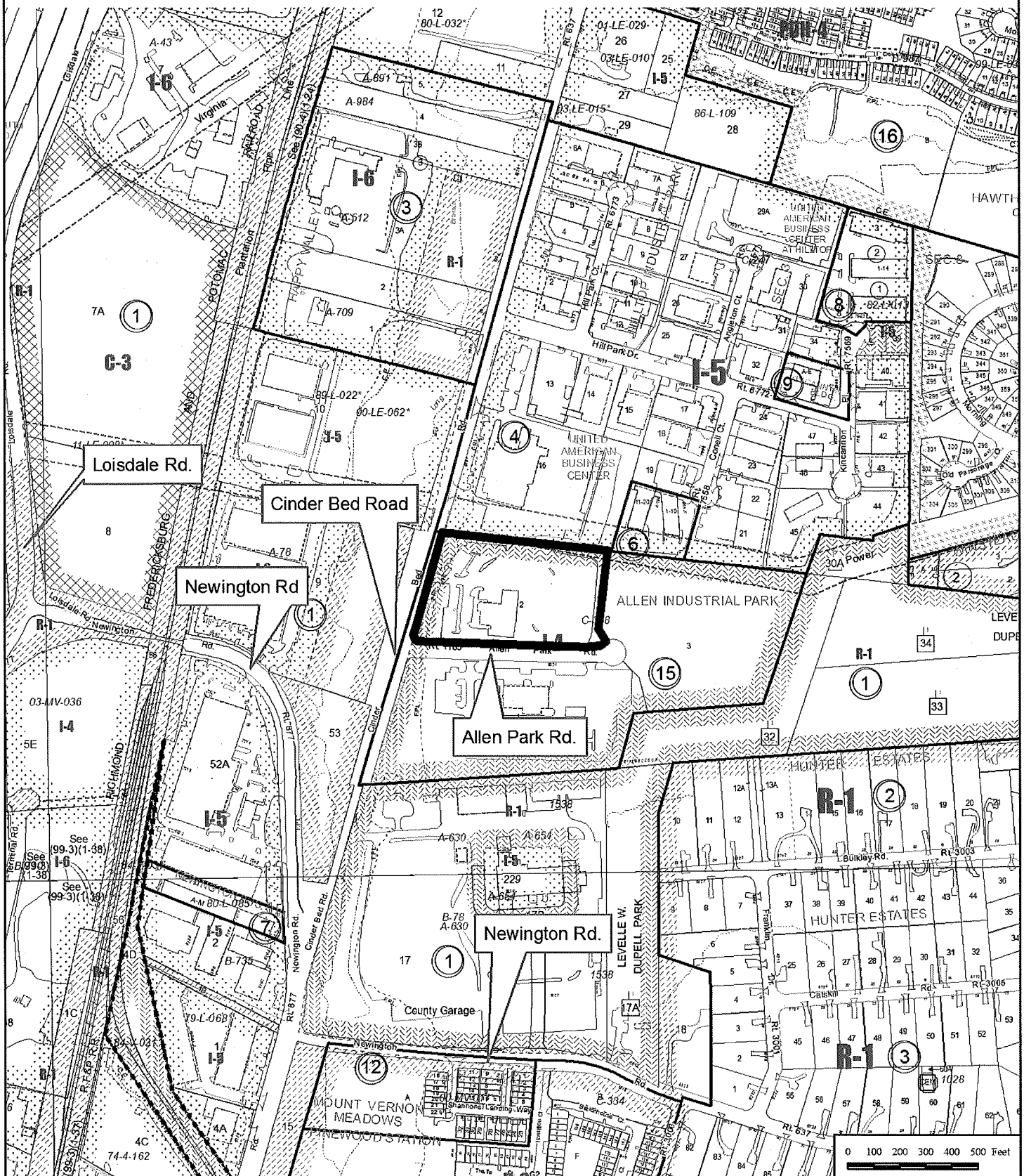
BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA



Special Permit

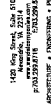
SP 2012-MV-083

BOARD OF SUPERVISORS OF FAIRFAX COUNTY,
VIRGINIA



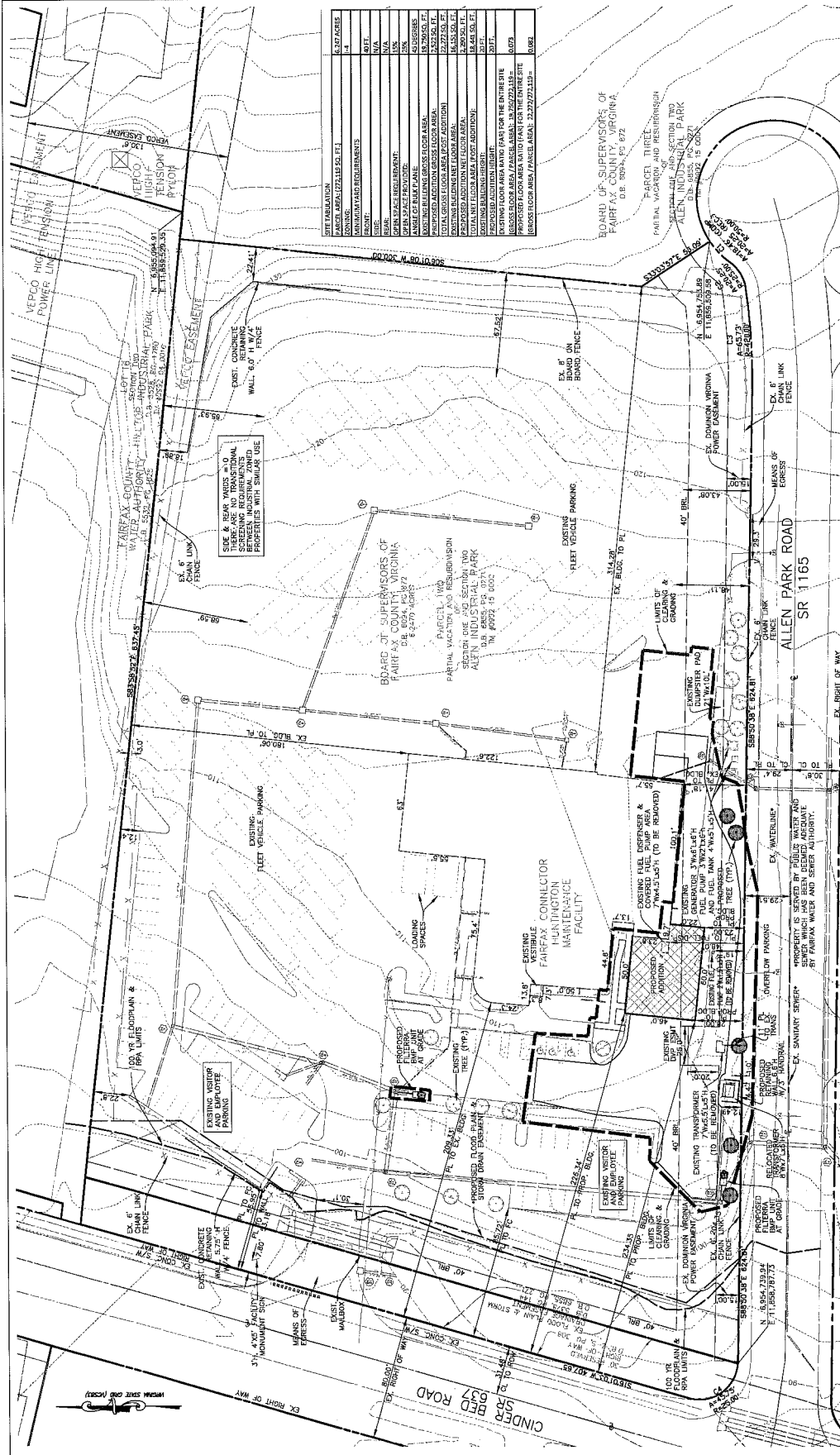


1157-SP-001-2



DATE	11/01/12
SCALE	1" = 30'
DRAWN	KAB
CHECK	CHC
PROJECT	07077-04C
DWG. No.	

002



GRAPHIC SCALE

0 5 10 15 20 25
feet

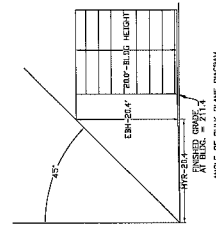
1 inch = 25 feet

THE HUNTINGTON SERVICE LANE RENOVATIONS PROJECT HAS BEEN REVIEWED AND APPROVED BY FAIRFAX COUNTY URBAN FORESTRY FOR LANDSCAPING AND TREE PRESERVATION REQUIREMENTS.

GENERAL NOTES

BASE MAPPING SHOWN ON THIS DRAWING WAS DEVELOPED FROM THE FOLLOWING DATA SOURCES:

- 1. AERIAL PHOTOGRAPHS AND RECORDS AND FIELD SURVEY BY RICE AND ASSOCIATES DATED SEPTEMBER 1, 2016.
- 2. ADDITIONAL FIELD SURVEY PROVIDED BY RICE ASSOCIATES DATED DECEMBER 16, 2010.
- 3. BOUNDARY AND TOPOGRAPHIC INFORMATION BY FARFAX COUNTY DPW & ESCMD, LAND SURVEY BRANCH
- 4. THE HORIZONTAL DATUM FOR THIS PROJECT IS VIRGINIA NORTH GRID MERIDIAN, NAD 83.
- 5. THE VERTICAL DATUM FOR THIS PROJECT IS NODD 29.

[illegible]

OF THE NEW RPA, BRANCH 7, IS BEING DEEMED AS THE LIMITS OF THE 100-YEAR FLOODPLAIN DELINEATED IN THE OLD BRANCH 7 FLOODPLAIN STUDY (1157-PP-01-1, 2001). THE OLD RPA BRANCH 7 FLOODPLAIN STUDY WAS CONDUCTED BY THE FARMER COUNTY, MISSOURI, AND THE RESULTS ARE SHOWN FOR REFERENCE PURPOSES ONLY. NO WEIRAGES WERE FOUND ON OR ADJACENT TO THE EXISTING SITE.

- [illegible]

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FAIRFAX COUNTY
DEPARTMENT OF
TRANSPORTATION
8101 CHASE BLDG. 2ND
FLOOR, VA 22031
Huntington Service Lane
Renovations

1157-SP-001-2

RK&K
10000 LANTANA PLACE
WILLOW WOOD II, SUITE 240
FAIRFAX, VA 22031
TEL: 703.244-3123
FAX: 703.244-3123

wendel
1400 Old Lee Hwy, Suite 103
Manassas, VA 22040
TEL: 703.244-3123
FAX: 703.244-3123
www.wendel.com



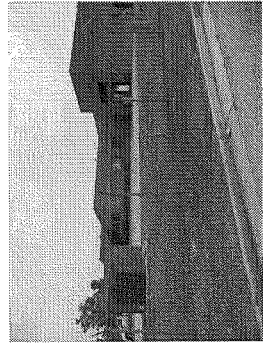
PICTURE
EXHIBIT
PLAN

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SCALE	1" = 20'
PROJECT	1157-SP-001-2
FILE NO.	001724C
DATE	01/15/15

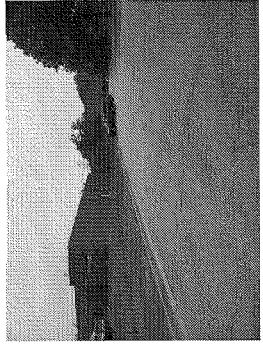
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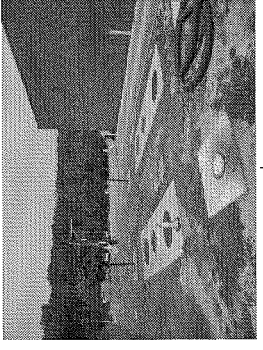
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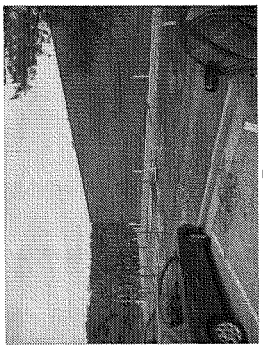
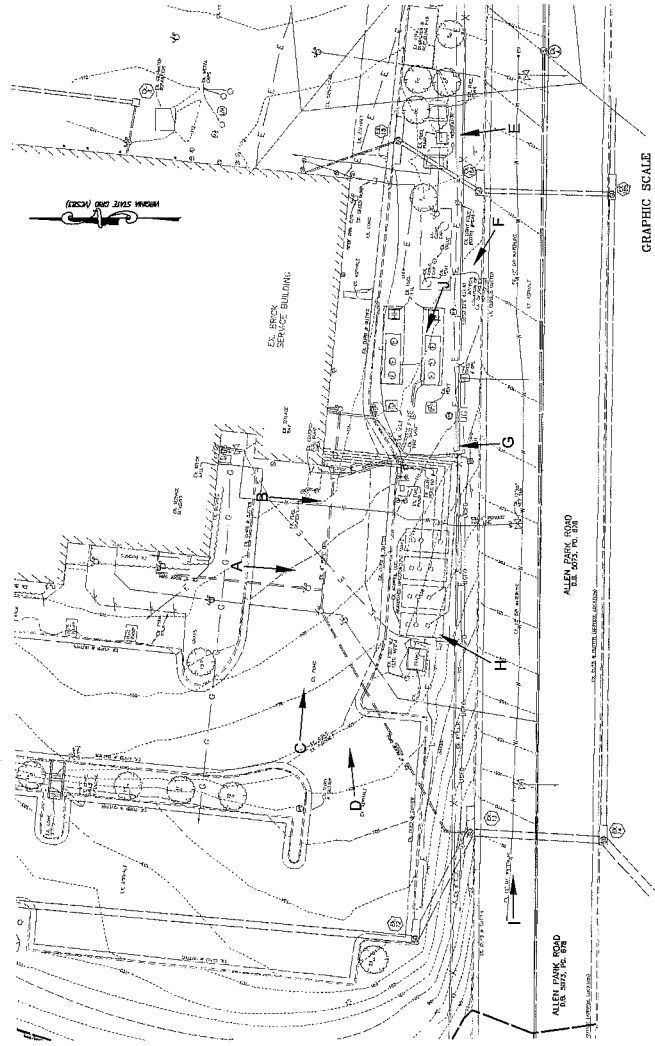
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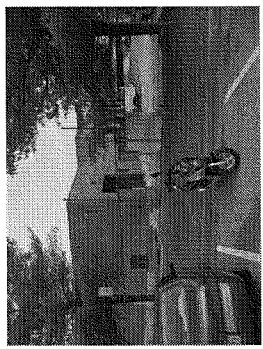
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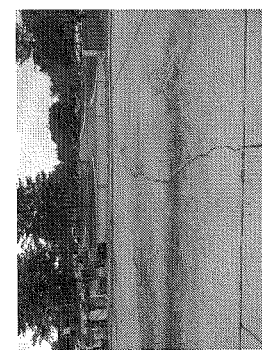
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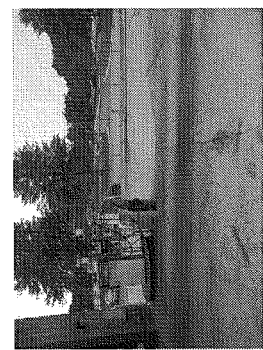
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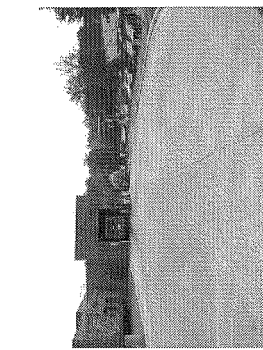
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B



C



D



Huntington Service Lane
Renovations

1157-SP-001-2



10308 EATON PLACE
WELLOW WOOD II, SUITE 240
FAIRFAX, VA 22030
(P) 703 246-0028
(F) 703 246-0123



1420 King Street, Suite 510
Alexandria, VA 22314
www.vendex.com
p:703.259.8718 f:703.299.8719

ARCHITECTURE • ENGINEERING • PLANNING
ENERGY SERVICES • CONSTRUCTION MANAGEMENT



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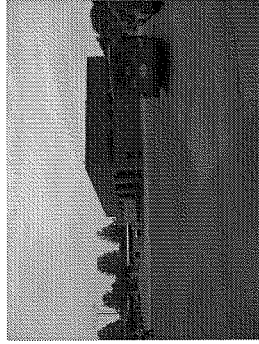
PICTURE
EXHIBIT
PLAN

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SCALE	1" = 50'
DRAWN	KAB
CHECKED	WES
PROJECT No.	07077-040
DWG. No.	

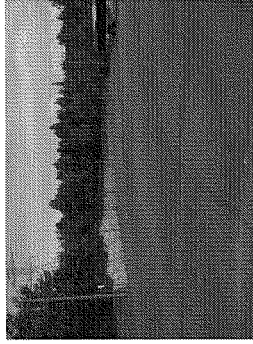
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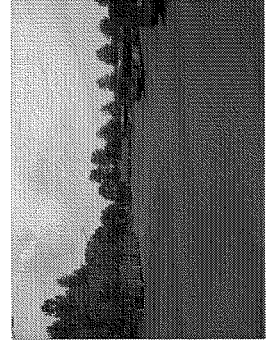
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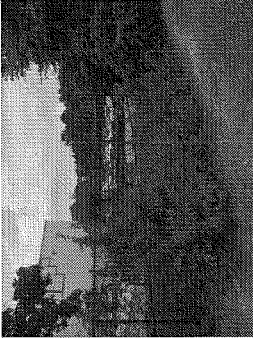
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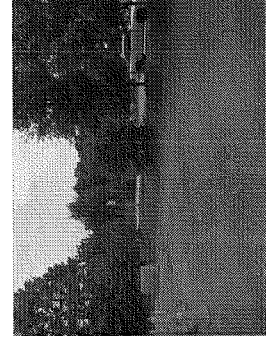
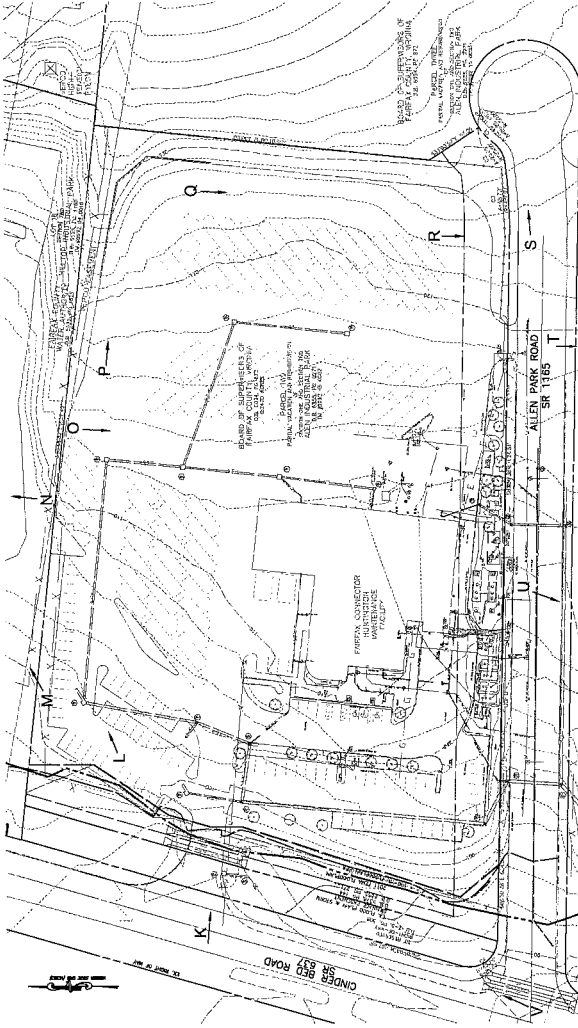
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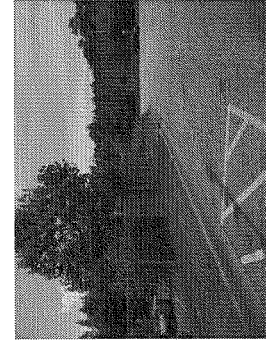
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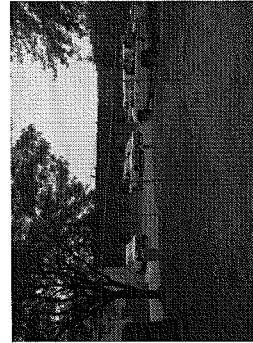
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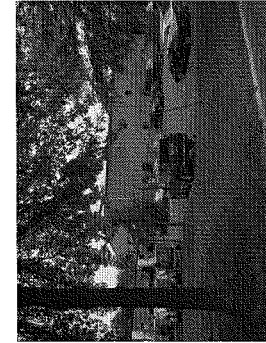
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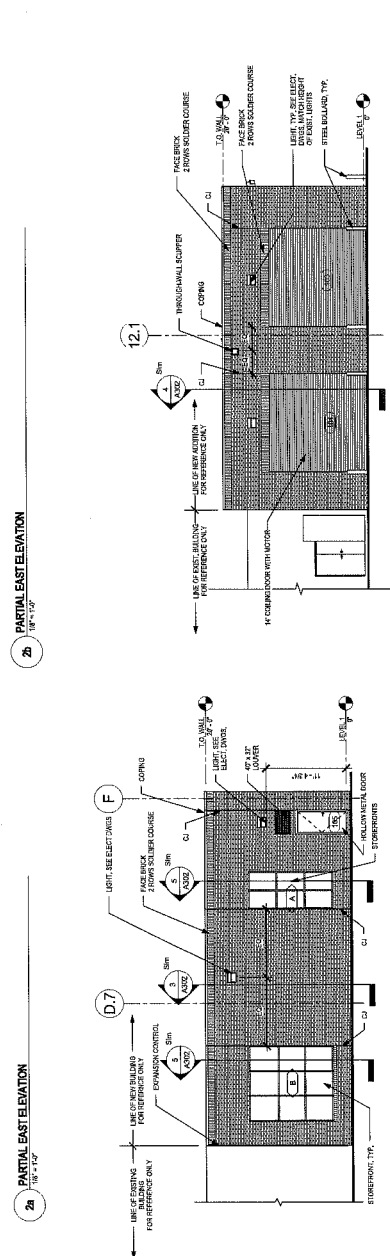
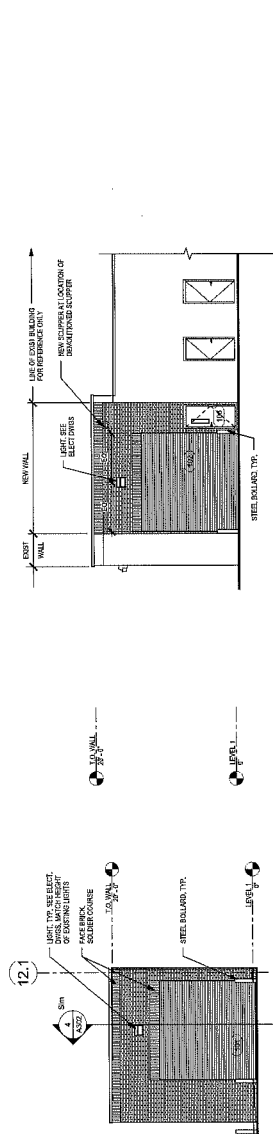
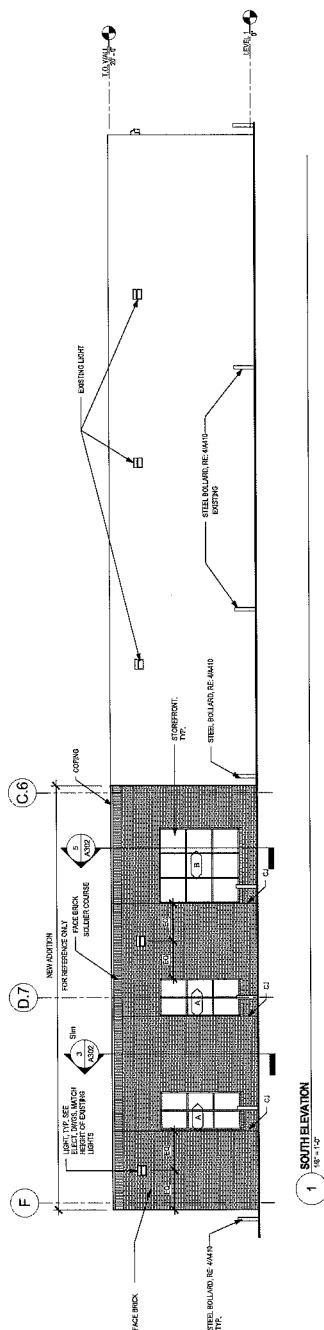
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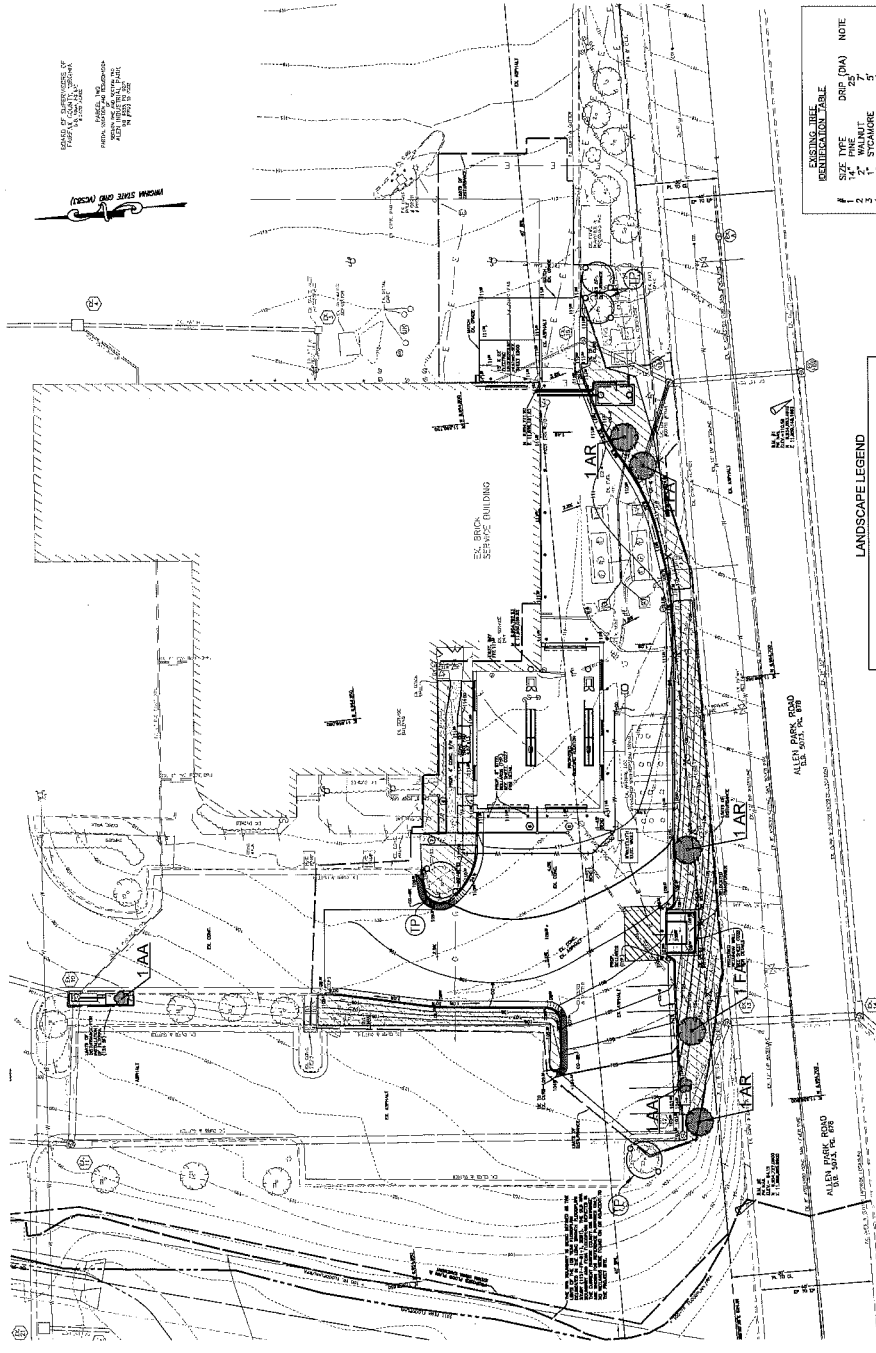
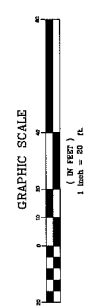


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Step	Preservation Target and Statement	Results
A.1	Identify areas to be preserved and calculate the 10-year canopy calculations and statement here preceding the 10-year canopy calculations.	
B. Tree Canopy Requirement		
B.1	Identify areas to be preserved.	2657.6
B.2	Subtract areas of existing trees.	0
B.3	Subtract areas of existing trees.	0
B.4	Adjusted gross site area (B.1-B.2)	2657.6
B.5	Identify site zoning and/or use.	14
B.6	Percentage of 10-year tree canopy required.	2657.6
B.7	Area of 10-year tree canopy required (B.4 x B.6)	3720
B.8	Area of 10-year tree canopy required (B.4 x B.6)	3720
B.9	Area of 10-year tree canopy required (B.4 x B.6)	3720
B.10	Area of 10-year tree canopy required (B.4 x B.6)	3720
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B.99	Area of 10-year tree canopy required (B.4 x B.6)	3720
B.100	Area of 10-year tree canopy required (B.4 x B.6)	3720

Key	Botanical Name	Tree Type	Tree Canopy	Remarks
1	ALB	Deciduous	25'	250
2	ALB	Deciduous	30'	250
3	ALB	Deciduous	35'	250
4	ALB	Deciduous	40'	250
5	ALB	Deciduous	45'	250
6	ALB	Deciduous	50'	250
7	ALB	Deciduous	55'	250
8	ALB	Deciduous	60'	250
9	ALB	Deciduous	65'	250
10	ALB	Deciduous	70'	250
11	ALB	Deciduous	75'	250
12	ALB	Deciduous	80'	250
13	ALB	Deciduous	85'	250
14	ALB	Deciduous	90'	250
15	ALB	Deciduous	95'	250
16	ALB	Deciduous	100'	250
17	ALB	Deciduous	105'	250
18	ALB	Deciduous	110'	250
19	ALB	Deciduous	115'	250
20	ALB	Deciduous	120'	250
21	ALB	Deciduous	125'	250
22	ALB	Deciduous	130'	250
23	ALB	Deciduous	135'	250
24	ALB	Deciduous	140'	250
25	ALB	Deciduous	145'	250
26	ALB	Deciduous	150'	250
27	ALB	Deciduous	155'	250
28	ALB	Deciduous	160'	250
29	ALB	Deciduous	165'	250
30	ALB	Deciduous	170'	250
31	ALB	Deciduous	175'	250
32	ALB	Deciduous	180'	250
33	ALB	Deciduous	185'	250
34	ALB	Deciduous	190'	250
35	ALB	Deciduous	195'	250
36	ALB	Deciduous	200'	250
37	ALB	Deciduous	205'	250
38	ALB	Deciduous	210'	250
39	ALB	Deciduous	215'	250
40	ALB	Deciduous	220'	250
41	ALB	Deciduous	225'	250
42	ALB	Deciduous	230'	250
43	ALB	Deciduous	235'	250
44	ALB	Deciduous	240'	250
45	ALB	Deciduous	245'	250
46	ALB	Deciduous	250'	250
47	ALB	Deciduous	255'	250
48	ALB	Deciduous	260'	250
49	ALB	Deciduous	265'	250
50	ALB	Deciduous	270'	250
51	ALB	Deciduous	275'	250
52	ALB	Deciduous	280'	250
53	ALB	Deciduous	285'	250
54	ALB	Deciduous	290'	250
55	ALB	Deciduous	295'	250
56	ALB	Deciduous	300'	250
57	ALB	Deciduous	305'	250
58	ALB	Deciduous	310'	250
59	ALB	Deciduous	315'	250
60	ALB	Deciduous	320'	250
61	ALB	Deciduous	325'	250
62	ALB	Deciduous	330'	250
63	ALB	Deciduous	335'	250
64	ALB	Deciduous	340'	250
65	ALB	Deciduous	345'	250
66	ALB	Deciduous	350'	250
67	ALB	Deciduous	355'	250
68	ALB	Deciduous	360'	250
69	ALB	Deciduous	365'	250
70	ALB	Deciduous	370'	250
71	ALB	Deciduous	375'	250
72	ALB	Deciduous	380'	250
73	ALB	Deciduous	385'	250
74	ALB	Deciduous	390'	250
75	ALB	Deciduous	395'	250
76	ALB	Deciduous	400'	250
77	ALB	Deciduous	405'	250
78	ALB	Deciduous	410'	250
79	ALB	Deciduous	415'	250
80	ALB	Deciduous	420'	250
81	ALB	Deciduous	425'	250
82	ALB	Deciduous	430'	250
83	ALB	Deciduous	435'	250
84	ALB	Deciduous	440'	250
85	ALB	Deciduous	445'	250
86	ALB	Deciduous	450'	250
87	ALB	Deciduous	455'	250
88	ALB	Deciduous	460'	250
89	ALB	Deciduous	465'	250
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91	ALB	Deciduous	475'	250
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93	ALB	Deciduous	485'	250
94	ALB	Deciduous	490'	250
95	ALB	Deciduous	495'	250
96	ALB	Deciduous	500'	250
97	ALB	Deciduous	505'	250
98	ALB	Deciduous	510'	250
99	ALB	Deciduous	515'	250
100	ALB	Deciduous	520'	250



EXISTING TREE	REMARKS	NOTE
1	WALNUT	20'
2	WALNUT	20'
3	WALNUT	20'
4	WALNUT	20'
5	WALNUT	20'
6	WALNUT	20'
7	WALNUT	20'
8	WALNUT	20'
9	WALNUT	20'
10	WALNUT	20'
11	WALNUT	20'
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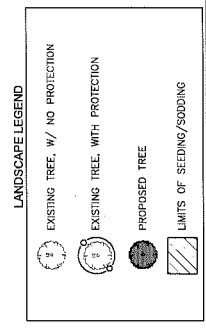
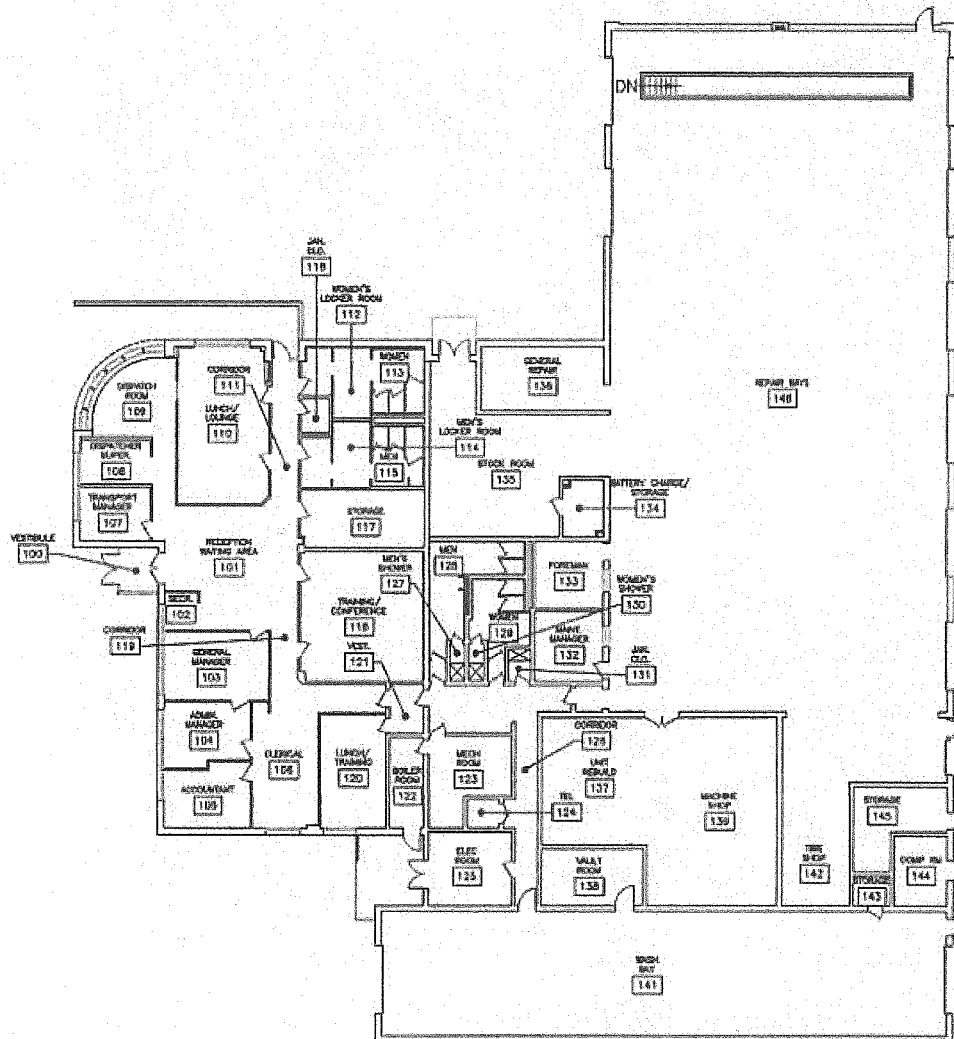
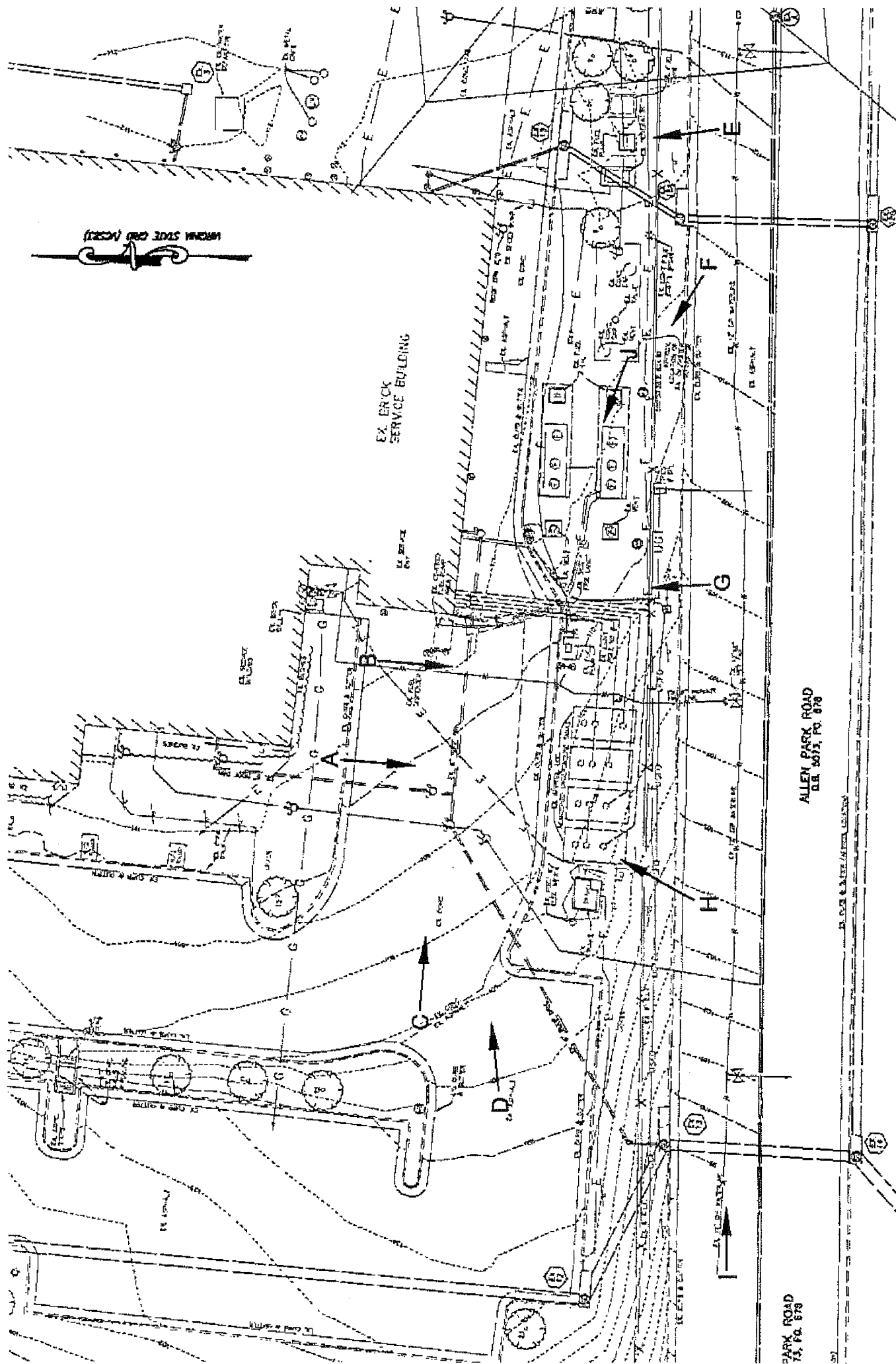


Table 12.2 Tree Preservation Target Calculations and Worksheet		
A	Pre-development area of existing tree canopy (existing conditions plan)	1,430 sq. ft.
B	Percentage of gross site area of existing tree canopy	4.3%
C	Percentage of gross site area of existing tree canopy	12.0%
D	Percentage of the above tree canopy requirement that shall be met through tree preservation	10.0%
E	Proposed percentage of energy requirements that will be met through tree preservation	4.3%
F	Percentage of energy requirements that will be met through tree preservation	10.0%
G	See the Tree Preservation Information sheet on page 2	YES
H	On the following line, if there is a request to deviate from the Tree Preservation Target, shall be provided on the plan that states on or behalf of the justification based in 10-0603	
I	Tree Preservation Target cannot be met. Provide detail number where deviation request is located	
J	If there is a deviation, it shall be in accordance with 10-0603	
K	See the Tree Preservation Information sheet on page 2	
L	See the Tree Preservation Information sheet on page 2	



FAIRFAX COUNTY
 ASSET #TRA01
 HUNTINGTON FEEDER BUS STATION
 FIRST FLOOR

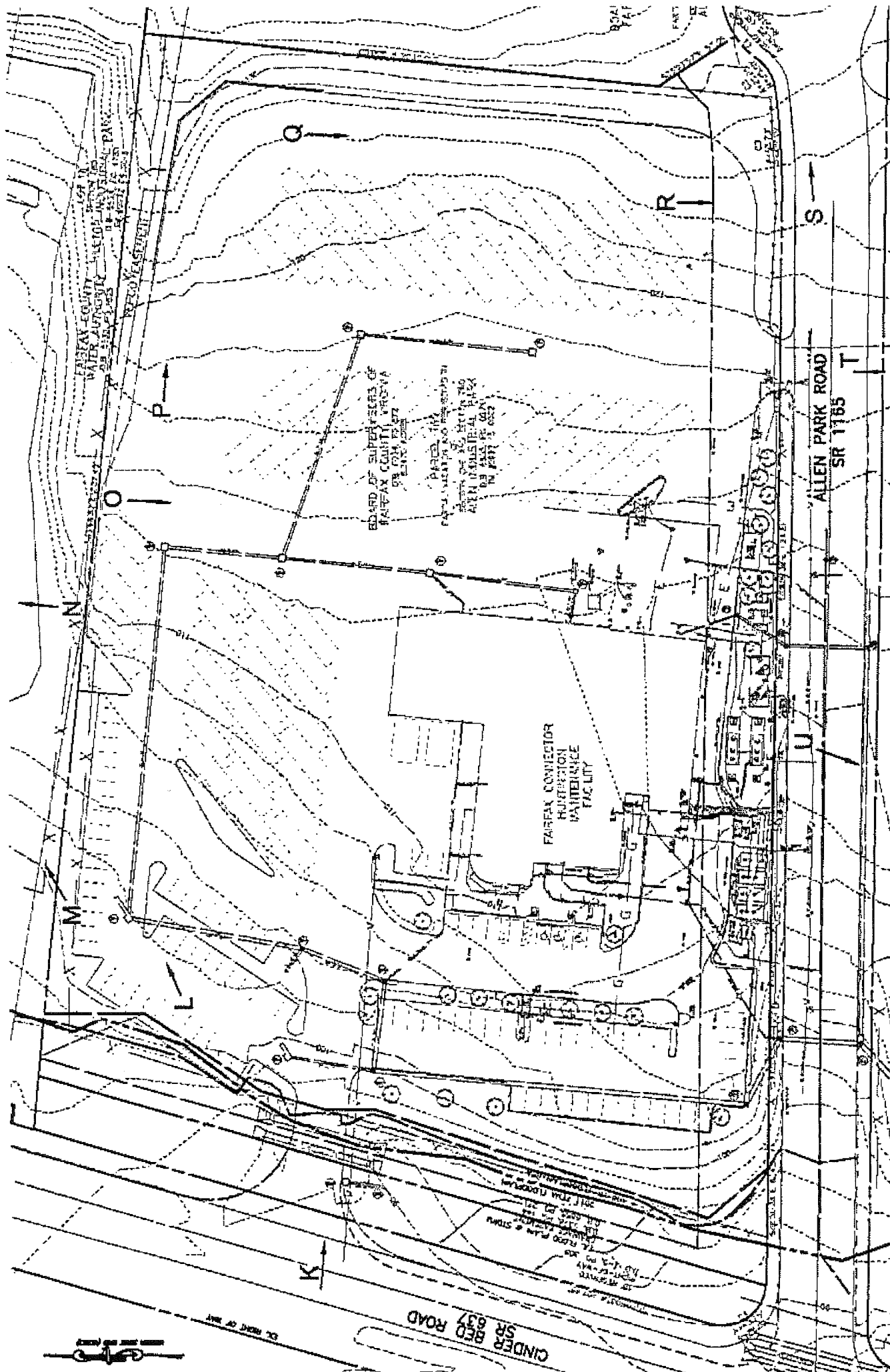




73, PO. 678
TAPX ROAD

ALLEN PARK ROAD
D.R. 3015, PO. 678

RESEARCH & ANALYSIS



Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE A



PICTURE B

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OCT 16 2012
Zoning Evaluation Division

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE C



PICTURE D

RECEIVED
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OCT 16 2012

Zoning Evaluation Division



PICTURE E



PICTURE F

RECEIVED
Department of Planning & Zoning
OCT 16 2012
Zoning Evaluation Division

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE G



PICTURE H

RECEIVED
Department of Planning & Zoning
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Zoning Evaluation Division

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE I



PICTURE J



PICTURE K

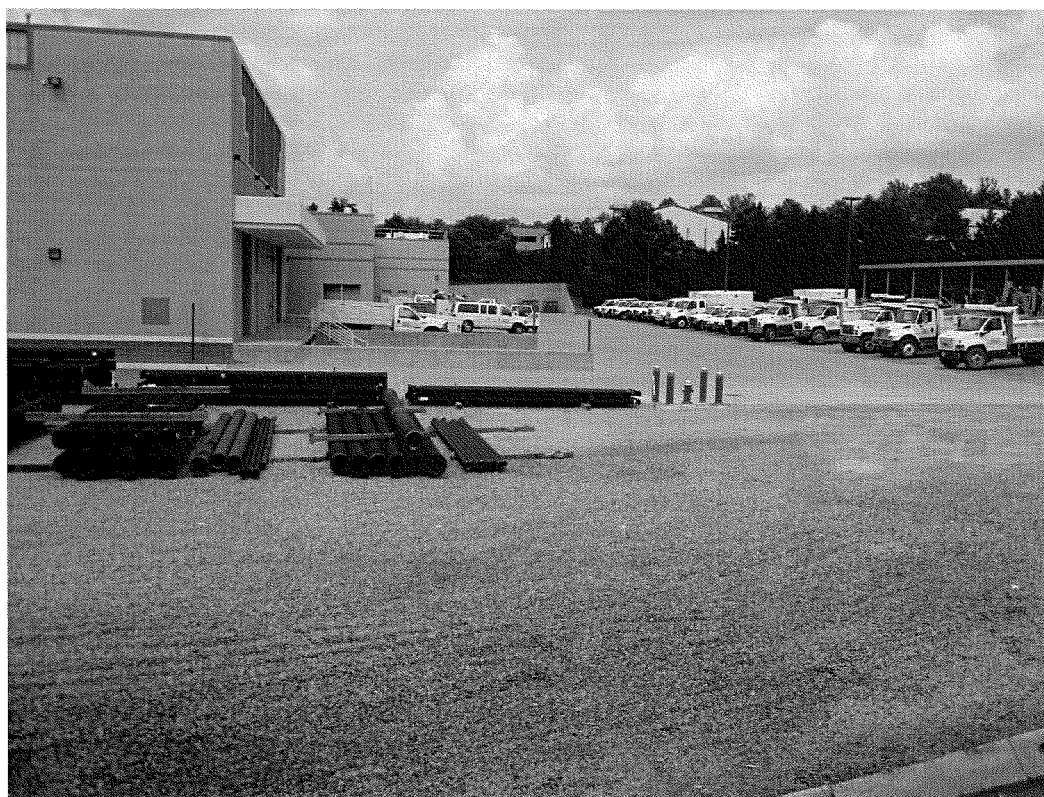


PICTURE L

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE M



PICTURE N

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE O



PICTURE P

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OCT 16 2012
Zoning Evaluation Division

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE Q



PICTURE R

RECEIVED

Department of Planning & Zoning

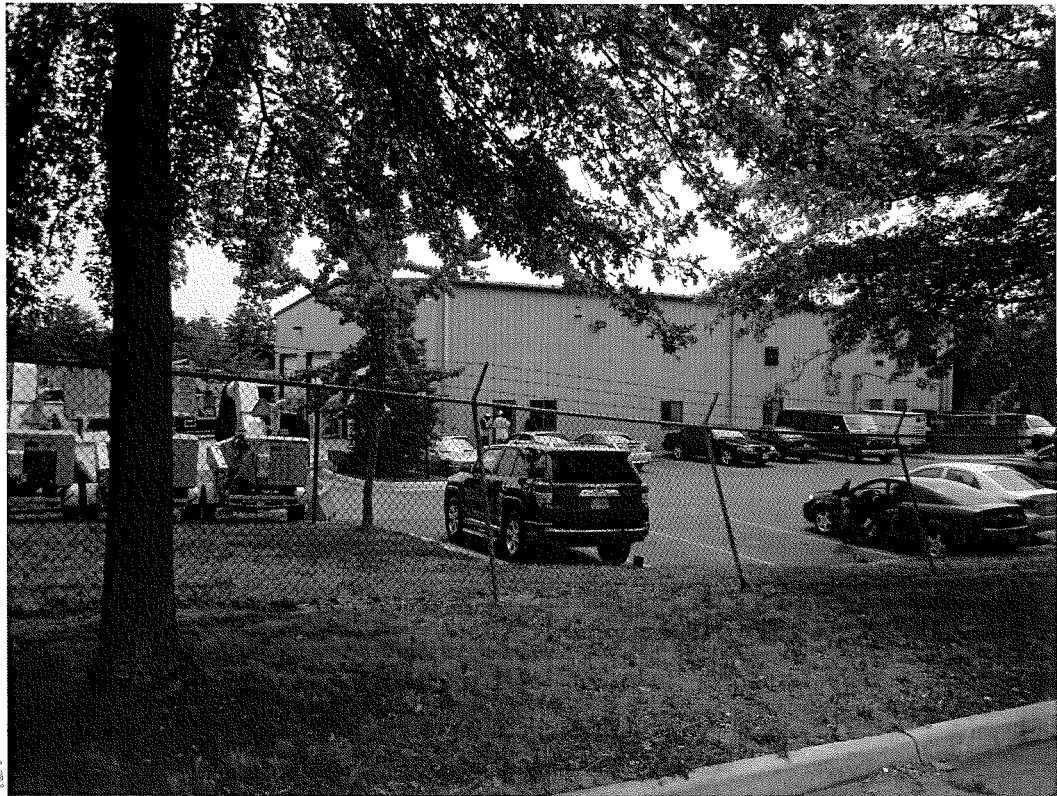
OCT 16 2012

Zoning Evaluation Division

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE S



PICTURE T

VED

Department of Planning & Zoning

OCT 16 2012

Zoning Evaluation Division

Huntington Bus Facility – Special Permit Picture Exhibit



PICTURE U



PICTURE V

RECEIVED
Department of Planning & Zoning
OCT 16 2012
Zoning Evaluation Division

DESCRIPTION OF THE APPLICATION

The Board of Supervisors is requesting approval of a special permit to allow reduction of certain yard requirements to permit construction of a 2,522 square foot addition to the existing Fairfax Connector Huntington Bus Maintenance Facility. The addition is proposed to be located at its closest point 23.0 feet from the front lot line adjacent to Allen Park Road.

	Structure	Yard	Minimum Yard Required*	Proposed Location	Proposed Reduction	Percentage of Reduction Requested
Special Permit	Addition	Front	40.0 feet	23.0 feet	17.0 feet	42.5%

*Minimum yard requirement per Section 5-407

The addition will consist of two bays which will house the fare collection and re-fueling stations which are currently located outside the existing building and are proposed to be encompassed within the new addition. A new bus wash system will be provided in the existing facility and will be accessed through the addition. The proposed floor area ratio (FAR) after completion of the addition will be 0.082. A maximum FAR of 0.50 is permitted.

A copy of the special permit plat entitled "Huntington Service Lane Renovations", prepared by William S. Springer, dated October 16, 2012, is included at the front of the staff report.

EXISTING SITE DESCRIPTION AND CHARACTER OF THE AREA

The site is currently zoned I-4 and contains a 19,750 square foot building housing the Fairfax Connector Huntington Bus Maintenance Facility built in 1988. The current FAR on site is 0.073. The site is a corner lot consisting of 6.247 acres, with frontage on both Cinder Bed Road and Allen Park Road. There are 187 parking spaces on site, a majority of those for bus parking. Board and chain link fencing surrounds the property. A floodplain and Resource Protection Area (RPA) traverses the western portion of the site adjacent to Cinder Bed Road. A Dominion Virginia power easement traverses the southern portion of the site adjacent to Allen Park Road and a Virginia Electric power easement traverses the northeastern portion of the site. Vegetation is scattered along the outer edges of the lot.

Properties surrounding the application site are zoned I-4 and I-5 and all contain industrial uses including several additional County owned properties.

ZONING ORDINANCE REQUIREMENTS

Applicable bulk regulation(s) and additional location regulations are set forth on Page 1.

The application must meet all of the following standards, copies of which are attached as Appendix 6:

- Sect. 8-006 General Special Permit Standards
- Sect. 8-903 Group 9 Standards
- Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

Sect. 8-006 General Special Permit Standards

Staff believes that the application for the addition meets all of the 8 General Special Permit Standards. Of particular note regarding this application is General Standard 3.

General Standard 3 requires that the application proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. By observation of the area surrounding the application property via photographs submitted by the applicant and aerial photographs, staff believes that the proposed addition will not adversely affect the use or development of neighboring properties. The character of the area is industrial in nature. The property is located within an industrial park, the lot across Allen Park Road is developed with an industrial use, one large building surrounded by paved parking areas as is the application property. The closest residential structure is located over 700 feet from the application property with thickly wooded area between the two. The addition as proposed will match the existing structure in terms of height and materials used in construction. Staff believes that this standard has been met.

Sect. 8-922 Provisions for Reduction of Certain Yard Requirements

This special permit application must satisfy all of the provisions contained in Sect. 8-922, Provisions for Reduction of Certain Yard Requirements. Standards 1, 2, 3, 11 and 12 relate to submission requirements and were satisfied at the time of submission. Standard 5 relates to accessory structures, which does not apply to this application and Standard 10 allows the BZA to impose development conditions. Staff believes that the application has met all of the remaining standards, specifically Standards 4, 6, 7, 8, and 9.

Standard 4 states that the resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed; no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed. The existing structure on site is 19,750 square feet in size. Therefore 150% of the total gross floor area could result in an addition up to 49,375 square feet in size for a possible total square footage at build out of 69,125. The proposed addition is approximately 2,522 square feet in size, for a total square footage of the building with the addition of 22,272 square feet. Therefore the application meets this provision.

Standard 6 states that the BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot. The elevation drawings submitted indicate that the materials, size and scale of the proposed addition will be compatible with the existing structure. The addition is clearly subordinate in bulk and scale to the principal structure and will not create any additional height to the overall existing structure as the roofline of the addition is proposed to be the same height as the existing structure. Staff believes that the application meets this provision.

Standard 7 states that the BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director. With review of the photographs submitted, staff believes that the proposed improvements are compatible with the surrounding industrial uses the area. Therefore, staff believes that this provision is met.

Standard 8 states that the BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff. Staff believes that the application meets the erosion and storm water runoff portion of the standards since the Department of Public Works and Environmental Services (DPWES) has not indicated that there are no drainage complaints on file related to this property. The special permit plat identifies several new stormwater measures including proposed filterra/BMP structures and a proposed floodplain and storm drain easement. Staff from DPWES has reviewed the application and indicated in an attached memorandum what must be shown on the site plan to address stormwater and Best Management Practices. The addition is proposed over an area already paved, so no additional impervious area will be created. Staff therefore believes that the application meets this provision.

Standard 9 states that the BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources. The proposed scale of the addition is consistent with the existing structure. Based on the proposed use of the addition, it will be located in the most logical place on the site. The addition will house the fare collection and re-fueling stations which are currently located on the site of the proposed addition. The addition will simply enclose those functions, so that they do not have to be moved. Buses currently enter the site from Cinder Bed Road, drive down the western side of the site and park at the front of the building adjacent to Allen Park Road. Fare money is collected from each bus; the buses are refueled and then enter the existing bus wash area. The addition will allow these functions to take place indoors and then allow buses to enter directly into the wash area. This appears to be the most appropriate location for the proposed structure. The most affected property will be

to the south of the proposed addition, which is the location of another industrial use. The floodplain and Resource Protection Areas will not be impacted by the addition. Staff believes the application meets this provision.

CONCLUSION

Staff believes that the request is in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proposed Development Conditions contained in Appendix 1 of the staff report.

RECOMMENDATION

Staff recommends approval of SP 2012-MV-083 for the addition with adoption of the Proposed Development Conditions contained in Appendix 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Zoning Appeals.

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to the application.

APPENDICES

1. Proposed Development Conditions
2. Applicant's Affidavit
3. Applicant's Statement of Justification
4. DPWES Memorandum
5. Fairfax County Department of Transportation Memorandum
6. Applicable Zoning Ordinance Provisions

PROPOSED DEVELOPMENT CONDITIONS**SP 2012-MV-083****February 6, 2013**

If it is the intent of the Board of Zoning Appeals to approve SP 2012-MV-083 located at Tax Map 99-2 ((15)) 2 to permit reduction of certain yard requirements pursuant to Section 8-922 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. These conditions shall be recorded by the applicant among the land records of Fairfax County for this lot prior to the issuance of a building permit. A certified copy of the recorded conditions shall be provided to the Zoning Permit Review Branch, Department of Planning and Zoning.
2. This special permit is approved for the location and size of the addition (approximately 2,522 square feet), as shown on the plat prepared by William S. Springer, dated October 16, 2012, as submitted with this application and is not transferable to other land.
3. Pursuant to Paragraph 4 of Section 8-922 of the Zoning Ordinance, the resulting gross floor area of an addition to the existing principal structure may be up to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion (19,750 square feet existing + 49,375 square feet (150%) = 69,125 square feet maximum permitted on lot) regardless of whether such addition complies with the minimum yard requirement or is the subject of a subsequent yard reduction special permit. Notwithstanding the definition of gross floor area as set forth in the Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage. Subsequent additions that meet minimum yard requirements shall be permitted without an amendment to this special permit.
4. Landscaping shall be provided as depicted on page 2 of the special permit plat. The applicant shall work with Urban Forest Management to identify areas along the southern lot line to provide additional trees and/or shrubs to help screen and soften the appearance of the proposed addition. Numbers, type, size and location of additional plant material shall be provided as determined in consultation with Urban Forest Management.

5. The addition shall be generally consistent with the architectural renderings and materials as shown on Attachment 1 to these conditions.

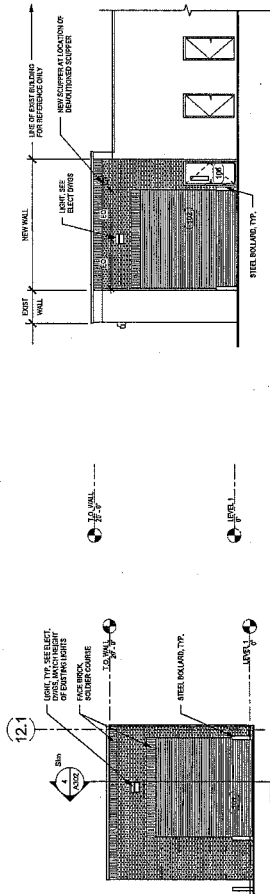
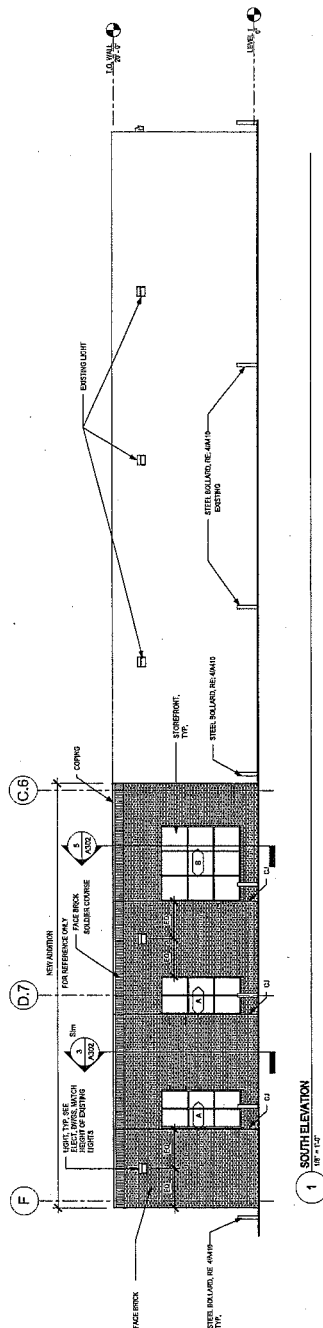
This approval, contingent upon the above-noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations or adopted standards.

Pursuant to Sect. 8-015 of the Zoning Ordinance, this special permit shall automatically expire, without notice, thirty (30) months after the date of approval unless construction has commenced and has been diligently prosecuted. The Board of Zoning Appeals may grant additional time to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special permit. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

EXTERIOR ELEVA'

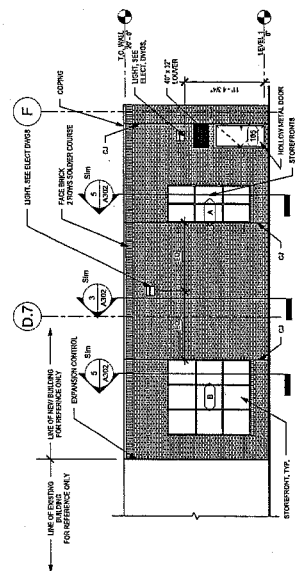
DATE 10/18/12
SCALE 1/8" = 1'-0"
DWG. KJP
PROJ. No. 437102
DWG. No.

005

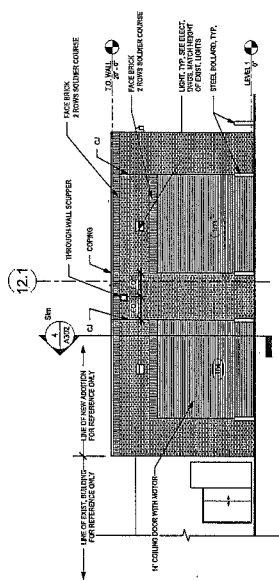


2a PARTIAL EAST ELEVATION
1/8" = 1'-0"

2b PARTIAL EAST ELEVATION
1/8" = 1'-0"



3 PARTIAL NORTH ELEVATION
1/16" = 1'-0"



4 PARTIAL WEST ELEVATION
1/8" = 1'-0"

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2012
(enter date affidavit is notarized)

I, Luis F. Pitarque, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) ☐ applicant
 ☒ applicant's authorized agent listed in Par. 1(a) below

117035

and that, to the best of my knowledge and belief, the following is true:

- 1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Board of Supervisors of Fairfax County, Virginia	12000 Government Center Parkway, Suite 530 Fairfax, VA 22035	Title Owner of 99-2((15)) Parcel 2
Department of Public Works and Environmental Services	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agent for Title Owner
James W. Patteson, Director DPWES	12055 Government Center Parkway, Suite 659 Fairfax, VA 22035	Agent for Title Owner
Ronald N. Kirkpatrick, Deputy Director DPWES, Capital Facilities	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Carey F. Needham, Director, Building Design and Construction Division	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner

(check if applicable) ☒ There are more relationships to be listed and Par. 1(a) is continued on a "Special Permit/Variance Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page 1 of 1

Special Permit/Variance Attachment to Par. 1(a)

DATE: October 15, 2012
(enter date affidavit is notarized)

117035

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Luis F. Pitarque, Project Manager, Building Design Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Dennis W. Holder, Section Manager, Building Design Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Teresa G. Lepe, Branch Chief, Building Design Branch, BDCD	12000 Government Center Parkway, Suite 449 Fairfax, VA 22035	Agent for Title Owner
Edward L. Long Jr., County Executive	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Agent for Title Owner
Robert A. Stalzer, Deputy County Executive	12000 Government Center Parkway, Suite 552 Fairfax, VA 22035	Agent for Title Owner
Heather A. Diez, Project Coordinator, Fairfax Connector, DOT	4050 Legato Road Fairfax, VA 22035	Agent for Title Owner
Rummel, Klepper, & Kahl, LLP William S. Springer Matthew B. Thomasson Thomas M. Heil	10306 Eaton Place, Suite 240 Fairfax, VA 22030	Engineer/Agent for Title Owner Engineer/Agent for Title Owner Engineer/Agent for Title Owner Engineer/Agent for Title Owner

(check if applicable)

[]

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Permit/Variance Attachment to Par. 1(a)" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Two

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2012
(enter date affidavit is notarized)

117035

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1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Rummell, Klepper, & Kahl, LLP
10306 Eaton Place, Suite 240
Fairfax, VA 22030

DESCRIPTION OF CORPORATION: (check one statement)

- ☒ There are 10 or less shareholders, and all of the shareholders are listed below.
- ☐ There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- ☐ There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

William S. Springer
Matthew B. Thomasson
Thomas M. Heil

(check if applicable) ☒ There is more corporation information and Par. 1(b) is continued on a "Special Permit/Variance Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Three

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2012
(enter date affidavit is notarized)

117035

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1(c). The following constitutes a listing*** of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state, and zip code)

(check if applicable) ☐ The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

(check if applicable) ☐ There is more partnership information and Par. 1(c) is continued on a "Special Permit/Variance Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Four

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2012
(enter date affidavit is notarized)

117035

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1(d). One of the following boxes **must** be checked:

☐ In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

☒ Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) ☐ There are more interests to be listed and Par. 2 is continued on a "Special Permit/Variance Attachment to Par. 2" form.

Application No.(s): _____
(county-assigned application number(s), to be entered by County Staff)

Page Five

SPECIAL PERMIT/VARIANCE AFFIDAVIT

DATE: October 15, 2012
(enter date affidavit is notarized)

117035

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Zoning Appeals, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) ☐ There are more disclosures to be listed and Par. 3 is continued on a "Special Permit/Variance Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

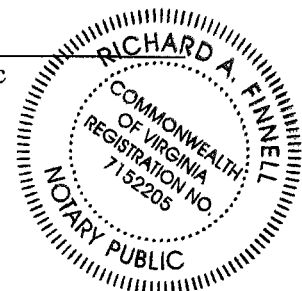
Luis F. Pitarque, Project Manager/Agent

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of OCTOBER 2012, in the State/Comm. of VIRGINIA, County/City of FAIRFAX.

My commission expires: June 30, 2015

Notary Public



SPECIAL PERMIT STATEMENT OF JUSTIFICATION

A written statement from the applicant describing the proposed use, and other pertinent data, including specifically:

A. Type of operation(s).

The Huntington facility is one of three dispatch locations for the Fairfax County Connector bus system. The facility parking lot contains buses that are used through the south county area. The facility includes a maintenance garage with bays for performing regular maintenance and service work to the buses. There is also an area for probing the buses as they come off their service route. This includes removing the fares, re-fueling, and washing the buses. The facility also includes offices and a dispatch center for the bus operation.

B. Hours of operation.

7 days a week, 24 hours a day.

C. Estimated number of patrons/clients/patients/pupils/etc.

Bus riders are all off site. Clients do not come to the facility.

D. Proposed number of employees/attendants/teachers/etc.

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E. Estimate of traffic impact of the proposed use, including the maximum expected trip generation and the distribution of such trips by mode and time of day.

The addition will not generate additional trips or increase traffic to the Cinder Bed Road area.

The number of buses in service on weekdays are 75 in the AM and 77 in the PM. The number of buses in service on weekends is 27 on Saturday AM and 26 on Sunday AM.

The total number of trips are 885 Monday-Thursday, 887 Friday, 467 Saturday, and 393 on Sunday.

Peak times are 4:30 AM to 6:00 AM and 2:30 PM to 4:00 PM.

F. Vicinity or general area to be served by the use.

The Huntington facility serves the southern area of Fairfax County.

G. Description of building facade and architecture of proposed new building or additions.

The addition is designed to match the existing building, a brick façade approximately 20 feet in height with a flat roof.

H. A listing, if known, of all hazardous or toxic substances as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4 and 355; all hazardous waste as set forth in Virginia Department of Environmental Quality Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280; to be generated, utilized, stored, treated, and/or disposed of on-site and the size and contents of any existing or proposed storage tanks or containers.

- Low Sulfur Diesel
- 15W40 Motor Oil
- Dextron VI hydraulic fluid
- Transynd transmission fluid
- Antifreeze
- Waste oil

- Bus soap
- Degreaser (floor soap)

I. A statement of how the proposed use conforms to the provisions of all applicable ordinances, regulations, adopted standards and any applicable conditions, or, if any waiver, exception or variance is sought by the applicant from such ordinances, regulations, standards and conditions, such shall be specifically noted with the justification for any such modification.

It is the applicant's responsibility to show that the proposed use complies with all Zoning Ordinance requirements related to the use, including how the proposed special exception is in conformance with the general standards and the specific category standards, as well as any additional standards for the particular special exception use.

The applicant is requesting approval of a Special Permit to allow for reduction of the front yard along Allen Park Road from forty (40) feet to twenty-three (23) feet. Per the current design, a reduction of the yard to 25 feet will accommodate the addition. However, a reduction of the yard to the requested 23 feet will allow for any minor changes to the building façade which may occur between now and substantial completion. The requested reduction of the front yard is ~~not~~ less than 50% of the requirement and is therefore in compliance with Zoning Ordinance 8-922. The reduction of the front yard is to allow for the construction of an addition to the existing Fairfax Connector Huntington Bus Maintenance Facility. The Comprehensive Plan for Fairfax County and the Springfield Planning District promotes public transportation and calls to "Improve circulation in and around the community by the management of existing transportation facilities and by promoting alternatives to single-occupant vehicle use." One of the three objectives in the Comprehensive Plan for the Springfield Planning District is to "Redevelop the blighted industrial areas along Cinder Bed Road and the Long Branch of Accotink Creek north of Backlick Road." The Huntington Service Lane Renovations project is directly in line with what the Comprehensive Plan is promoting regarding improvement of existing transportation facilities and works toward one of the three main objectives for the Springfield Planning District by improvements in the industrial area along Cinder Bed Road.

SEP 12 2012

Huntington Service Lane Renovations – Special Permit
1157-SP-001-2

Zoning Evaluation Division

DESCRIPTION OF THE APPLICATION

The applicant is requesting approval of a Special Permit to allow for reduction of the front yard along Allen Park Road from forty (40) feet to twenty-three (23) feet. Per the current design, a reduction of the yard to 25 feet will accommodate the addition, however a reduction of the yard to the requested 23 feet will allow for any minor changes to the building façade which may occur between now and substantial completion. The requested reduction of the front yard is not less than 50% of the requirement and is therefore in compliance with Zoning Ordinance 8-922. The reduction of the front yard is to allow for the construction of an addition to the existing Fairfax Connector Huntington Bus Maintenance Facility. The Comprehensive Plan for Fairfax County and the Springfield Planning District promotes public transportation and calls to "Improve circulation in and around the community by the management of existing transportation facilities and by promoting alternatives to single-occupant vehicle use." One of the three objectives in the Comprehensive Plan for the Springfield Planning District is to "Redevelop the blighted industrial areas along Cinder Bed Road and the Long Branch of Accotink Creek north of Backlick Road." The Huntington Service Lane Renovations project is directly in line with what the Comprehensive Plan is promoting regarding improvement of existing transportation facilities and works toward one of the three main objectives for the Springfield Planning District by improvements in the industrial area along Cinder Bed Road.

The project requires a Special Permit due to where the improvements to the existing must occur at the existing facility. The project will build an addition onto the building but it will also renovate and upgrade many of the systems within the existing facility which service and maintain the buses such as bus wash, fueling, fare collection, and basic service. Consequently, the addition to the building must be built where the existing bus services are already located and service drives in place at the southwest corner of the existing building. Without encroaching into the front yard setback along Allen Park Road, the project cannot move forward and support the Comprehensive Plan's objectives.

EXISTING SITE DESCRIPTION

The project parcel is 6.247 zoned I-4 Industrial and is owned by the Fairfax County Board of Supervisors. The existing Maintenance Facility located on site at the corner of Cinder Bed Road and Allen Park Road in Allen Industrial Park is 19,750 gross square feet and is approximately 20 feet in height. The existing facility is used as a maintenance facility for the Fairfax Connector and provides routine service, washing, fare collection, and fueling for the Connector buses. The parcel located to the south within the industrial park is the Fairfax County Solid Waste Facility and the parcel adjacent to the north is owned by the Fairfax Water Authority. The parcel adjacent to the east is vacant, zoned I-4 and is owned by the Fairfax County Board of Supervisors.

The parcel slopes from the east to the west and towards Cinder Bed Road. Resource Protection Area, the 100 year floodplain, and a Flood Plain & Storm Drainage Easement are located along the property frontage of Cinder Bed Road and will not be affected by the project. The parcel is mostly occupied by the maintenance facility building, fleet vehicle parking, visitor and employee parking, and open lawn areas. There are existing trees located throughout the parcel within the lawn areas and seven additional trees are proposed with the project.

ADJACENT PROPERTY SUMMARY

Location Relative to the Project Parcel	Zoning	Use	Owner
North	I-5	Other Industrial NEC	Water Authority Fairfax County
South	I-4	Wholesale, Warehouseing & Storage	Board of Supervisors Fairfax County
East	I-4	Vacant	Board of Supervisors Fairfax County
West (across Cinder Bed Road)	R-1	Research & Testing/Industrial	PS Buisiness Parks LP

SPECIAL PERMIT PLAT (Attached)

Title of Plat: Special Permit Exhibit

Prepared by: Rummel, Klepper, & Kahl, LLP

Date: June 29, 2012, signed June 29, 2012.

ZONING ORDINANCE REQUIREMENTS

8-006 General Standards

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
Response: The proposed use and project intents are in harmony with the objectives in the Comprehensive Plan for the Springfield Planning District and the intent to promote public transportation.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

Response: The parcel is zoned I-4 and is located within an Industrial Park. The proposed project does not change the existing use which is in harmony with the zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

Response: The proposed use will not change from the current use as the project is an addition to the existing building. The immediate adjacent properties have the same general use as the project parcel and are owned by the Fairfax County Board of Supervisors or Fairfax Water. The parcel in the industrial park to the west is across Cinder Bed Road has an industrial use, is screened from the project parcel and will not be affected in any way by the proposed addition.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

Response: The proposed use is not changing from the existing use of the property and is not hazardous or in conflict with existing and anticipated traffic in the neighborhood. The project is in support of public transportation to reduce traffic in Fairfax County.

5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.

Response: The project has been reviewed and approved by Fairfax County Urban Forestry and complies with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

Response: Open space requirements have been met and exceed that which is specified.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

Response: The project is an addition to an existing building and the use is not changing. Utility, drainage, parking, loading and other necessary facilities exist on site and are being upgraded to comply with the Fairfax County Public Facilities Manual and Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

Response: No signs are proposed with this project.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:

A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.

B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.

C. Accessory structure location requirements set forth in Sect. 10-104.

D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

Response: No conditions exist which prevent the project from being subject to approval for a Special Permit regarding the requirements stated above. The requested yard reduction results in a yard that is not less than 50% of the requirement and therefore complies with special permit regulation.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

Response: The proposed project is an addition to an existing building and is not a detached structure.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.

Response: The existing building on the project parcel to which the proposed project is an addition, is in compliance with the minimum yard requirements currently in place and that were in place at the time the existing building was constructed.

4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first expansion request. The resulting gross floor area of any subsequent addition is limited to 150 percent of the gross floor area of the dwelling that existed at the time of the first expansion request, regardless of whether such addition complies with the minimum yard requirements or is the subject of a subsequent yard reduction special permit. If a portion of a single family detached dwelling is to be removed, no more than fifty (50) percent of the gross floor area of the existing dwelling at the time of the first yard reduction shall be removed. Notwithstanding the definition of gross floor area, as set forth in this Ordinance, the gross floor area of a single family dwelling for the purpose of this paragraph shall be deemed to include the floor area of any attached garage.

Response: The gross square footage of the proposed addition is 12.8% of the gross square footage of the existing principle structure and therefore is in compliance.

5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.

Response: The proposed addition to the existing building supports the current use and bus maintenance systems and is clearly subordinate in purpose, scale, use and intent.

6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.

Response: The proposed addition is being added to the existing building in the location appropriate to the existing use of that portion of the building and which allows buses access via the existing drive aisle. The proposed addition is the same height of the existing building and complies with the Angle of Bulk Plane requirements of the Zoning Ordinance.

7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.

Response: The project is located within an Industrial Park with other properties of the same general use. The immediate adjacent properties have the same general use as the project parcel and are owned by the Fairfax County Board of Supervisors or Fairfax Water. The proposed addition is the same height of the existing building and is in harmony with the bulk and scale of the existing building (12.8% of the gross

square footage of the existing building). The project has been reviewed and approved by Fairfax County Urban Forestry to be in compliance with tree preservation and planting requirements.

8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.

Response: The proposed addition is in harmony with the industrial park and does not change the existing use or adversely impact the use and enjoyment of the adjacent properties. The project will not only build an addition to the building but will renovate and upgrade the existing bus wash, oil/water separator, and bus service equipment making the facility more efficient. The Erosion and Sediment Control and Stormwater Management Plans have been reviewed and approved by Fairfax County Department of Public Works and Environmental Services.

9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic field; location of easements; and/or preservation of historic resources.

Response: The applicant is requesting approval of a Special Permit to allow for reduction of the front yard along Allen Park Road from forty (40) feet to twenty-three (23) feet. Per the current design, a reduction of the yard to 25 feet will accommodate the addition, however a reduction of the yard to the requested 23 feet will allow for any minor changes to the building façade which may occur between now and substantial completion. The requested reduction of the front yard is not less than 50% of the requirement and is therefore in compliance with Zoning Ordinance 8-922.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.

Response: Noted.

11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:

- A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
- B. Total area of the property and of each zoning district in square feet or acres.
- C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
- D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
- E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
- F. Means of ingress and egress to the property from a public street(s).
- G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).
- H. If applicable, the location of a well and/or septic field.

- I. Existing and proposed gross floor area and floor area ratio.
- J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
- K. The location, type and height of any existing and proposed landscaping and screening.
- L. Approximate delineation of any floodplain designated by the Federal Emergency Management Agency, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
- M. Seal and signature of professional person certifying the plat.

Response: The above listed items have been shown on the attached Special Permit Exhibit Plat. Fifteen (15) copies on 24" x 36" paper have been included as well as one copy which has been reduced to be 8 1/2" x 11". All copies of the Special Permit Exhibit Plat have been certified by a professional engineer.

12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.

Response: Architectural elevations of the proposed addition have been included in the Special Permit package.

CONCLUSION

Per the contents of the attached Special Permit Application Package, the applicant is requesting that the Board of Zoning Appeals approve a Special Permit to allow for the reduction of the front yard along Allen Park Road to allow for the addition to the existing Fairfax Connector Huntington Maintenance Facility. As shown on the attached Special Permit Exhibit Plat and supporting documents, the proposed addition complies with the provisions of Zoning Ordinance 8-006 and 8-922 for a reduction in the front yard setback requirements and supports the objectives of the Fairfax County Comprehensive Plan for the Springfield Planning District.

APPENDICES

- 1. Applicant's Affidavit
- 2. Applicant's Statement of Justification
- 3. Special Permit Exhibit Plan Set (6 sheets)
- 4. Zoning Ordinance Provisions

Project Description:

The Huntington Service Lane Renovation project entails the construction of a small addition of 2,522 square feet to the existing Huntington Fairfax Connector Bus Facility, and also includes limited renovations and upgrades to systems within the existing facility which service and maintain the buses such as bus wash and basic service. The addition will consist of two bays which will house the fare collection and re-fueling stations which are currently outside of the existing building, resulting in increased efficiency and enhanced security. A new bus wash system will be provided in the existing facility, and will be accessed through the addition. All operations will now be indoors.

The proposed addition to the building needs to be built adjacent to where the existing bus services are and where the service drives are in place, at the southwest corner of the existing building, to be able to properly continue current operations. The service access drive is being realigned, and paved area is being increased slightly to accommodate existing functions.

Fairfax County Bus Operation Facilities:

There are only three Fairfax Connector maintenance facilities that serve the service areas of Fairfax County, and this is the only facility in the south county area that can service and house the buses. With an operators/maintenance staff of 247 and a fleet composition of 99 vehicles, the Huntington facility houses the largest fleet of the three maintenance facilities. The minimal size of the addition does not warrant a separate facility outside of the Huntington facility, nor at an alternative location on-site.

Bus Operation facilities in Fairfax County are comprised of 3 main functions, bus dispatch, bus maintenance and bus probing or cleaning operations. Bus probing includes fare retrieval, interior and exterior cleaning of the bus and refueling of the bus. Bus dispatch is an office function and bus maintenance includes bus repairs, routine oil changes, tire replacement, etc.

Bus Probing Process:

The bus probing process is initiated when a bus returns from its scheduled route. At this point the bus probing process is comprised of two scenarios. In scenario one, the full probing/cleaning, the first step is to remove the fare monies from the bus and put them in a safe box. The bus is then vacuumed, cleaned and the trash left behind by patrons is removed. The bus is then refueled, run through the bus wash, and the bus is then returned to service. The buses are currently washed three times a week now and can pull through the bus wash without washing if needed. In scenario two, the initial steps are the same except the bus is not run through the wash. The probing lane can still be used with no backing out. The additional bay significantly decreases the wait time and outdoor time for buses and improves their turnaround time. It is important to have both scenarios at Huntington for the following reasons:

- Original facility was built in 1989, operations have changed since then. Facility is providing the expansion to stay current with functional requirements and state of the art service methods and procedures, such as incorporating two probing service lanes.

- It is important to have the two varying levels of probing separate to keep the flow of operations as efficient as possible thus returning the buses back into service to serve the patrons as quickly as possible.
- Operations such as fare collection and refueling are currently done outside, with no protection from the elements. By enclosing these functions, project will increase efficiency of operations, improve security, and provide safety for staff. All functions would now be indoors. Performing these functions indoors is in keeping with the current trend and operation procedures of modern bus operation facilities, including plans for the other two Connector bus garages. The capital equipment investments are also protected.
- Two revenue collection and fueling station locations are currently needed to accommodate vehicle servicing volume.
- Having two stations allows for a continuous drive through. While some buses are scheduled to be washed, others are not. Having to wait in a single line extends the queue and increases the cost of operations.
- Expansion will improve turnaround of bus processing, get vehicles promptly back out on the street to serve the community.

Importance of Expansion Location:

In order to maintain a safe work environment and efficient operations on the site is essential that differing types of operations and traffic do not cross. For example, the bus maintenance repair operations should not cross the continual bus cleaning operations. For this reason the facilities separate maintenance and cleaning of the busses to different locations on the site. This is true at the Huntington site as well. Bus maintenance and repair is located on the north side while bus cleaning is located on the south side. Additional determining factors related to the location of the design are noted below:

- The proposed addition to the building needs to be built adjacent to where the existing bus services are and where the service drives are in place, at the southwest corner of the existing building, to be able to properly continue current operations.
- A continuous flow of buses on-site is critical. Any cross flow of service, maintenance, or circulation traffic would impact efficiency of operations and potentially worker safety.
- There is a continuous flow of operations, from revenue collection to refueling to bus wash, when the vehicles are serviced. Any disruption of that flow would impact efficiency.
- Buses require a large turning radius, which limits where this can occur on the site. Current location is where this can be accommodated best.
- Fuel tanks and multiple fluid piping/tanks are centrally located near current service drive. Relocating these components would unnecessarily duplicate equipment and operations.

Community Outreach:

- During the Special Permit process BDB staff met and discussed the project several times with local homeowners association representatives, and received their acceptance and approval.



County of Fairfax, Virginia

MEMORANDUM

DATE: December 26, 2012

TO: Susan Langdon, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Thakur Dhakal, P.E., Senior Engineer III *TP Dhakal*
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Special Permit Plat #SP 2012-MV-083; Huntington Service Lane
Renovation; SP Plat dated October 16, 2012; Accotink Creek Watershed;
LDS Project # 1157-ZONA-001-1; Tax Map #099-2-15-0002; Mount
Vernon District

We have reviewed the subject plan and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

Part of the site is within a County mapped 1993 Resource Protection Area. No disturbance is proposed within the limits of RPA; however RPA delineation may be required to accurately delineate the limits of RPA (LTI 08-12)

Floodplain

There are regulated floodplains on the site. No disturbance has been proposed within the limits of floodplain. The limits of 100 year floodplain shall be delineated and dedicated within a floodplain easement.

Downstream Drainage Complaints

There are no recent downstream flooding complaints on file.

Stormwater Detention

Stormwater detention must be met, if not waived (PFM 6-0301.3). Applicant indicates that the existing offsite dry detention pond will be utilized to meet the detention requirements. Offsite detention may be provided if onsite detention requirement is waived by DPWES prior to site plan approval. A detailed detention computation must be shown in site plan submission.

Water Quality Control

Water quality controls must be satisfied for the redevelopment (PFM 6-0401.2A). The locations of Filterra are depicted on the plat but, phosphorous removal computations have not been provided. Filterra systems may not be located in the vicinity of vehicle maintenance areas where there is the potential for high concentrations of hydrocarbons, toxics, or heavy metals in Stormwater runoff unless effective pre-treatment is provided to reduce the concentrations. In the site plan submission BMP computations must be shown for each BMP facility. Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

Onsite Major Storm Drainage System and Overland Relief

Applicant needs show that no buildings will be flooded with a 100-year design flow, even if the minor system should fail due to blocking. Applicant needs to provide an overland relief narrative and arrows showing runoff flow path of the 100-year storm event. Cross-sections at key locations including the building entrances must be shown on the site plan submission.

Downstream Drainage System

The outfall narrative has been provided but the adequacy of the system is not the part of the statement. Unlike PFM 6-0203.2, the minimum Stormwater information for rezoning, special exception, special permit, and development plan applications require a description of the existing conditions of each site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres), whichever comes first. (ZO 8-011.J (2) (C))

Drainage Diversion

During the development, the natural drainage divide shall be honored. If natural drainage divides cannot be honored, a drainage diversion justification narrative must be provided. The increase and decrease in discharge rates, volumes, and durations of concentrated and non-concentrated Stormwater runoff leaving a development site due to the diverted flow shall not have an adverse impact (e.g., soil erosion; sedimentation; yard, dwelling, building, or private structure flooding; duration of ponding water; inadequate overland relief) on adjacent or downstream properties. (PFM 6-0202.2A)

Stormwater Planning Comments

This case is located in the Accotink Creek Watershed. There are several watershed management plans near the subject site (AC 9902, AC9903, AC9502). Please visit http://www.fairfaxcounty.gov/dpwes/watersheds/accotinkcreek_docs.htm for more details.

Dam Breach

None of this property is within the dam breach inundation zone.



Susan Langdon, Staff Coordinator
Special Permit Plat #SP 2012-MV-083; Huntington Service Lane Renovation
LDS Project # 1157-ZONA-001-1
Page 3 of 3

Stormwater Management Proffers

Comments on the draft proffers will be provided separately once we receive the draft proffers.

These comments are based on the 2011 version of the Public Facilities Manual (PFM). A new Stormwater ordinance and updates to the PFM's Stormwater requirements are being developed as a result of changes to state code (see 4VAC50-60 adopted May 24, 2011). The site plan for this application may be required to conform to the updated PFM and the new ordinance.

Please contact me at 703-324-1720 if you require additional information.

TD/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, Stormwater Planning
Division, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Bijan Sistani, Chief, South Branch, SDID, DPWES
Zoning Application File





County of Fairfax, Virginia

SCL

MEMORANDUM

DATE: January 3, 2013

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-6 (SP 2012-MV-083)

SUBJECT: Transportation Impact

REFERENCE: SP 2012-MV-083; Board of Supervisors of Fairfax County, Virginia
Traffic Zone: 1572
Land Identification: 99-2 ((15)) 2

Transmitted herewith are the comments from the Department of Transportation with respect to the referenced application. These comments are based on the plat made available to this office dated June 29, 2012 (however, the Special Permit Exhibit Plat – Huntington Service Lane Renovations shown in the statement of justification is dated November 1, 2012, and is slightly different from the plat dated June 29, 2012). The application is to permit an addition to the building to be 23 feet from the front lot line.

This Department has no transportation issues with this application.

AKR/LAH/lah

8-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special permit uses, all special permit uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.
2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.
3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.
4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.
5. In addition to the standards which may be set forth in this Article for a particular group or use, the BZA shall require landscaping and screening in accordance with the provisions of Article 13.
6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.
7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.
8. Signs shall be regulated by the provisions of Article 12; however, the BZA, under the authority presented in Sect. 007 below, may impose more strict requirements for a given use than those set forth in this Ordinance.

8-903 Standards for All Group 9 Uses

In addition to the general standards set forth in Sect. 006 above, all Group 9 special permit uses shall satisfy the following standards:

1. All uses shall comply with the lot size and bulk regulations of the zoning district in which located, except as may be qualified below.
2. All uses shall comply with the performance standards specified for the zoning district in which located.
3. Before establishment, all uses, including modifications or alterations to existing uses, shall be subject to the provisions of Article 17, Site Plans, or other appropriate submission as determined by the Director.

8-922 Provisions for Reduction of Certain Yard Requirements

The BZA may approve a special permit to allow a reduction of certain yard requirements subject to all of the following:

1. Only the following yard requirements shall be subject to such special permit:
 - A. Minimum required yards, as specified in the residential, commercial, industrial and planned development districts in Articles 3, 4, 5 and 6, provided such yards are not subject to proffered conditions or development conditions related to yards and/or such yards are not depicted on an approved conceptual development plan, final development plan, development plan, special exception plat, special permit plat or variance plat.
 - B. Yard regulations for pipestem lots and lots contiguous to pipestem driveways set forth in Sect. 2-416.
 - C. Accessory structure location requirements set forth in Sect. 10-104.
 - D. Regulations on permitted extensions into a minimum required yard as set forth in Sect. 2-412.

Approval of a reduction of yard requirements specified in Paragraphs A, B and C above shall not result in any yard that is less than fifty (50) percent of the requirement and shall not result in any yard of less than five (5) feet, as measured from the lot line to the closest point of the proposed structure.

Approval of a reduction of yard requirements specified in Par. D above shall not result in an extension that exceeds the applicable distances set forth in Sect. 2-412 by more than fifty (50) percent. Where no extension is permitted by the provisions of Sect. 2-412, the BZA shall not approve a special permit that results in a structure that extends into a minimum required yard by more than fifty (50) percent.

2. Such reduction shall not result in the placement of a detached accessory structure in a front yard where the placement of such accessory structure is not otherwise permitted in that yard.

3. This special permit shall only apply to those lots that contain a principal structure and use that complied with the minimum yard requirements in effect when the use or structure was established.
4. The resulting gross floor area of an addition to an existing principal structure may be up to 150 percent of the total gross floor area of the principal structure that existed at the time of the first yard reduction request. In such instance, if a portion of the principal structure is to be removed, no more than fifty (50) percent of the gross floor area of the existing principal structure at the time of the first yard reduction shall be removed.
5. The resulting gross floor area of an existing accessory structure and any addition to it shall be clearly subordinate in purpose, scale, use and intent to the principal structure on the site.
6. The BZA shall determine that the proposed development will be in character with the existing on-site development in terms of the location, height, bulk and scale of the existing structure(s) on the lot.
7. The BZA shall determine that the proposed development is harmonious with the surrounding off-site uses and structures in terms of location, height, bulk and scale of surrounding structures, topography, existing vegetation and the preservation of significant trees as determined by the Director.
8. The BZA shall determine that the proposed development shall not adversely impact the use and/or enjoyment of any adjacent property with regard to issues such as noise, light, air, safety, erosion, and stormwater runoff.
9. The BZA shall determine that the proposed reduction represents the minimum amount of reduction necessary to accommodate the proposed structure on the lot. Specific factors to be considered include, but are not limited to, the layout of the existing structure; availability of alternate locations for the addition; orientation of the structure(s) on the lot; shape of the lot and the associated yard designations on the lot; environmental characteristics of the site, including presence of steep slopes, floodplains and/or Resource Protection Areas; preservation of existing vegetation and significant trees as determined by the Director; location of a well and/or septic

field; location of easements; and/or preservation of historic resources.

10. The BZA may impose such conditions as it deems necessary to satisfy these criteria, including, but not limited to imposition of a maximum gross floor area, floor area ratio, lot coverage, landscaping and/or screening requirements.
11. Notwithstanding Par. 2 of Sect. 011 above, all applications shall be accompanied by fifteen (15) copies of a plat and such plat shall be presented on a sheet having a maximum size of 24" x 36", and one 8 ½" x 11" reduction of the plat. Such plat shall be drawn to a designated scale of not less than one inch equals fifty feet (1" = 50'), unless a smaller scale is required to accommodate the development. Such plat shall be certified by a professional engineer, land surveyor, architect, or landscape architect licensed by the State of Virginia. Such plat shall contain the following information:
 - A. Boundaries of entire property, with bearings and distances of the perimeter property lines, and of each zoning district.
 - B. Total area of the property and of each zoning district in square feet or acres.
 - C. Scale and north arrow, with north, to the extent feasible, oriented to the top of the plat and on all supporting graphics.
 - D. The location, dimension and height of any building, structure or addition, whether existing or proposed. In addition, for decks, the height of the finished floor above finished ground level.
 - E. All required minimum yards to include front, side and rear, a graphic depiction of the angle of bulk plane, if applicable, and the distances from all existing and proposed structures to lot lines.
 - F. Means of ingress and egress to the property from a public street(s).
 - G. For nonresidential uses, the location of parking spaces, indicating minimum distance from the nearest property line(s).

- H. If applicable, the location of a well and/or septic field.
 - I. Existing and proposed gross floor area and floor area ratio.
 - J. Location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.
 - K. The location, type and height of any existing and proposed landscaping and screening.
 - L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County, the delineation of any Resource Protection Area and Resource Management Area, and the approximate delineation of any environmental quality corridor as defined in the adopted comprehensive plan, and, if applicable, the distance of any existing and proposed structures from the floodplain, Resource Protection Area and Resource Management Area, or environmental quality corridor.
 - M. Seal and signature of professional person certifying the plat.
12. Architectural depictions of the proposed structure(s) as viewed from all lot lines and street lines to include building materials, roof type, window treatment and any associated landscaping and/or screening shall be provided.